

Project Narrative:

07 March 2006

DPA Architects, Inc., on behalf of the developer V.P. Commercial is requesting pre-application review of the site plan and wall elevations for the proposed Plaza Leyenda RV / Boat Storage facility located at the NWC of Shea Boulevard and 116th Street.

The subject parcel is approximately 1.6 acres with 195 feet of frontage on Shea Boulevard. The site is on the Southeast corner and adjacent to the Plaza Leyenda Office Condominium Development, which received design review approval under case number 58-DR-2004. In addition, a conditional use permit was granted to the RV/Boat Storage Facility by the City of Scottsdale through case number 21-UP-2004.

'Desert Mini-Storage' (an internalized storage building) is located directly North of the proposed RV / Boat Storage site. The Plaza Leyenda property was rezoned to C-3 Highway Commercial under case No. 18-ZN-98, which included a use permit for internalized community storage. A 100-foot scenic corridor along Shea Boulevard buffers the proposed RV / Boat Storage facility from the street. The subject property is beneath both APS and DOE (Department of Energy) power line easements. Approval from APS and DOE for the RV / Boat Storage proposal has been obtained and can be documented to the City. The site is also restricted from any vehicular access directly to or from Shea Boulevard.

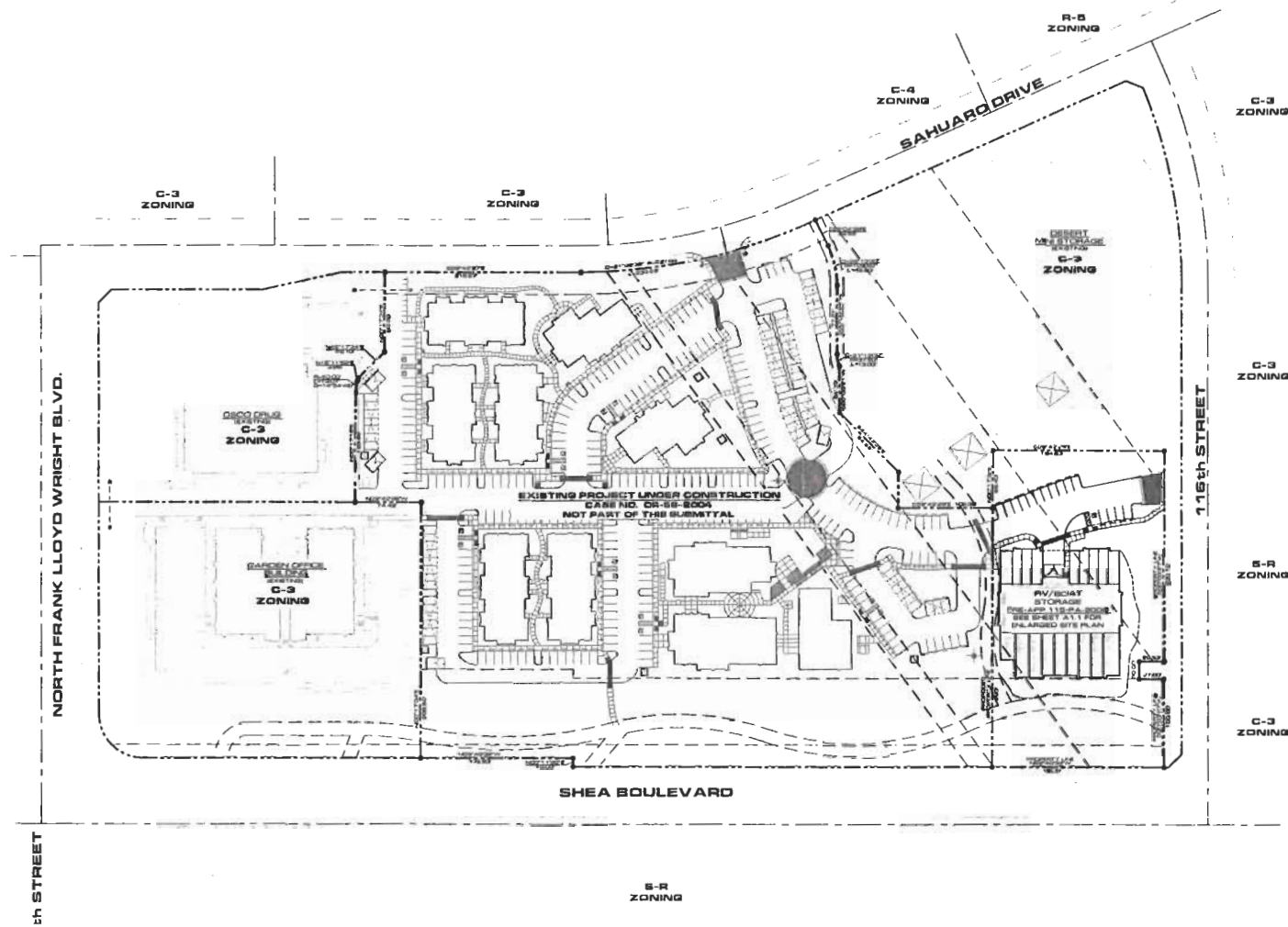
The proposed RV / Boat Storage facility will be fully screened from public view in all directions through the placement of an architecturally embellished screen wall. The facility will provide (16) standard parking spaces including (1) handicap and (18) RV / Boat storage spaces, including (9) spaces capable of storing 12'-0" x 45'-0" long coach style motor homes. The storage area will be gated with secured controlled access features. To minimize the visual impact of the facility from Shea Boulevard and 116th Street, the entire facility has been recessed below adjacent natural grade a minimum of two feet. Sculpted landscape berming with tree and shrub cover are also proposed on both street frontages to assist with the aesthetic of the facility.

The proposed landscape palette surrounding the facility is indigenous with the use of several non-native trees for accent. The landscaping will be at higher density surrounding the RV / Boat Storage facility per the recommendation of City staff.

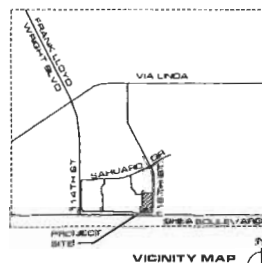
The project will utilize a material palette consisting of simulated stone veneer columns and integrally colored stucco. The walls are well articulated and provide increased architectural detail and street presence with varying wall heights. The development ties in contextually to the proposed Plaza Leyenda Office Condominium Development through its use of similar stone veneer and stucco application.

End of Narrative

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OVERALL SITE PLAN
SCALE: 1" = 60'-0"



OVERALL SITE PLAN

29-DR-2006
3/9/06

PROJECT DATA

PROJECT LOCATION: NW/4 OF SHEA BOULEVARD & NORTH 116TH STREET SCOTTSDALE, ARIZONA

CLIENT / OWNER: V/P COMMERCIAL, L.L.C. 14368 NORTH FRANK LLOYD WRIGHT BLVD. SUITE 1210 SCOTTSDALE, ARIZONA 85260 P: 480.477.8400 F: 480.477.7700 CONTACT: MICHAEL GUSTAFSON

ZONING DISTRICT: C-3 HIGHWAY COMMERCIAL

ALLOWABLE BUILDING HEIGHT: 38'-0" MAX

ACTUAL BUILDING HEIGHT: 19'-0" ABOVE ADJACENT GRADE 16'-0" ABOVE INTERIOR GRADE

BUILDING SETBACKS: FRONT: 100' REAR: 0' LEFT SIDE: 0' RIGHT SIDE: 0'

SITE AREA: 84,086 S.F. (1.91 ACRES)

SITE AREA (EXCLUDING SCENIC CORRIDOR): 49,648 S.F. (1.14 ACRES)

BUILDING GROSS FLOOR AREA: 19,100 S.F. (0.44 ACRES)

LOT COVERAGE: (19,100 S.F. / 89,362 S.F.) = 21.2% (100% OK)

PARKING REQUIRED: (19,100 S.F. / 2,500 S.F.) = 8 SPACES

PARKING PROVIDED: REGULAR SPACES = 19 + ACCESSIBLE SPACES (MIN. 4% TOTAL) = 1

TOTAL PROVIDED SPACES = 19 (10 SUPPLIES)

OPEN SPACE REQUIRED: 100,000 S.F. x 10% = 10,000 S.F.

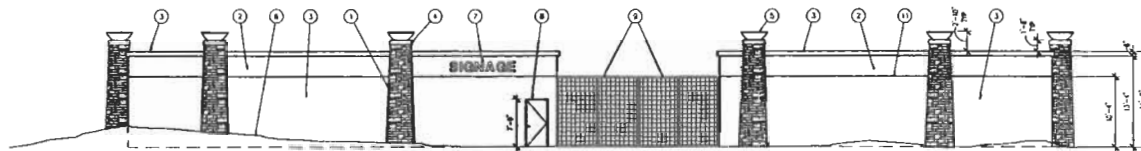
OPEN SPACE PROVIDED (INCLUDING SCENIC CORRIDOR): 99,416 S.F.



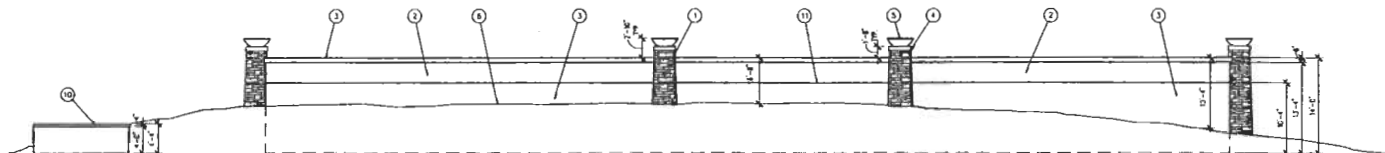
PLAZA LEYENDA
RV/BOAT STORAGE FACILITY
NEGATIVE FRANK LLOYD WRIGHT AND SHEA BOULEVARDS
SCOTTSDALE, ARIZONA

DESIGNERS OF
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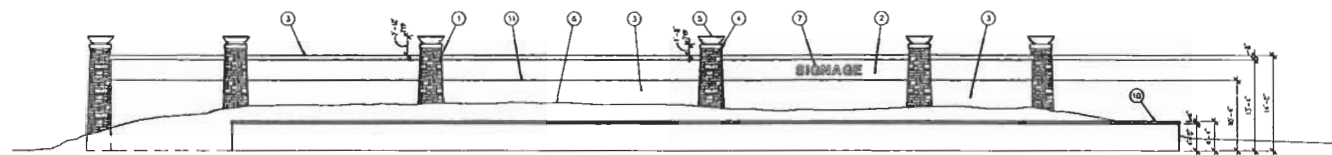




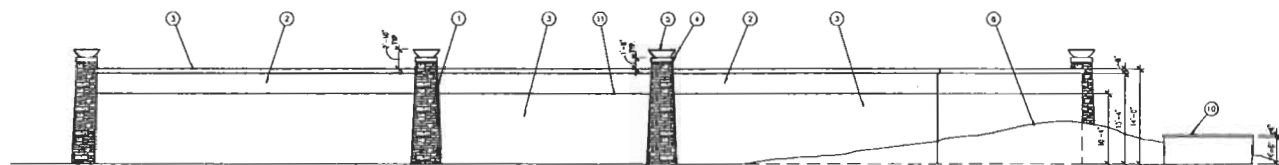
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION- SHEA BOULEVARD
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

- KEY NOTES**
1. SIMULATED STONE VENEER, CORONADO STONE PRODUCT CO. - WEATHERED EDGE, COLOR = SUNSET BLEND.
 2. INTEGRALLY COLORED STUCCO WITH SAND TEXTURE, COLOR = FRAZER 8765Q, DAPLAC, LRV 43.
 3. INTEGRALLY COLORED STUCCO WITH SAND TEXTURE, COLOR = FRAZER 8765Q, BEAVER CREEK, LRV 17.
 4. INTEGRALLY COLORED PRECAST CONCRETE COLUMN CAP COLOR = DAVIS COLOR, TERRAZZO TA 1013A.
 5. INTEGRALLY COLORED PRECAST CONCRETE POT WITH PLANTER, COLOR = DAVIS COLOR, TERRAZZO TA 1013A.
 6. LANDSCAPE SPINA SEE CIVL AND LANDSCAPE DRAWINGS.
 7. SIGNAGE, UNDER SEPARATE PERMIT.
 8. HOLLOW METAL DOOR, PAINT FRAZER 8765Q, BEAVER CREEK, LRV 17.
 9. MOTORIZED SELF OPERATION SLIDING GATE, TUBE STRUCTURAL STEEL, DOOR FRAME WITH 8" x 8" EGG CRATE OVER 1/2 SHEET STEEL SUBSTRATE, PAINT FRAZER 8765Q, BEAVER CREEK, LRV 17.
 10. MASONRY RETAINING WALL WITH INTEGRALLY COLORED STUCCO SAND FINISH, COLOR = FRAZER 8765Q, BEAVER CREEK, LRV 17.
 11. STUCCO REVEAL, PAINTED COLOR = FRAZER 8765Q, BEAVER CREEK, LRV 17.



PLAZA LEYENDA
RV/BOAT STORAGE FACILITY
NEC FRANK LLOYD WRIGHT AND SHEA BOULEVARD
SCOTTSDALE, ARIZONA



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project no.: 080208
date: 08 march 2006

ELEVATIONS

29-DR-2006
3/9/06

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